

and it applied to a whole host of problems in condominium development that occurred all across the nation, largely problems that existed outside the condominium industry in Nebraska. The bill was introduced last year, was unanimously voted out of the Banking Committee to the floor but it wasn't heard. It wasn't debated on the floor because of the short session. But over the interim I worked quite closely with the builders and with the real estate interests and I truly believe that we have before us a bill that represents the consumer, the developer and the realtor, taking into consideration common practice and common protections when it comes to condominium development. I would ask your support and the adoption of these amendments. Thank you.

PRESIDENT: Is there further discussion on the amendments? If not, the question is the adoption of the Wiitala amendment. All those in favor vote aye, opposed vote nay. Voting on the Wiitala amendment to LB 433. Have you all voted? The Clerk will record the vote.

✓ CLERK: 27 ayes, 0 nays, Mr. President, on adoption of Senator Wiitala's amendment.

PRESIDENT: The amendments are adopted. Senator Wiitala.

SENATOR WIITALA: Thank you, Mr. President. I am going to take a few moments, colleagues, just to explain LB 433, not in its entirety but the major provisions. I think I will begin by explaining what condominiums are, because it is a new living situation for home development in Nebraska, relatively new. Condominiums are unique residential living arrangements where citizens own their homes, no different than when you own a home on a block, but they usually refer to their homes as units because several units make up a condominium development. But in addition to owning their home or their unit they also share in the joint ownership of common property. Common property is usually referred to as common grounds and it is usually the outlying land in the exterior surfaces, the sidewalks, the driveways, the trees, the shrubs, etcetera. Aside from being a unique living arrangement, condominiums require a complex system of organization and a thorough understanding of the rules and regulations governing them. It is awful easy to regulate your own home if you are living on a block or living out on a farm homestead in the country, but when you start combining people living in arrangement of 25 units up to 150, 200 units, you have got a complex situation that demands first of all covenant and bylaws, the setting up of a homeowners' association, the election of an executive board of officers,